

SECTION II - USE DISTRICTS

II-A. TYPES OF DISTRICTS

1. For the purposes of this bylaw and such other bylaws as may apply, the Town of Natick is hereby divided into the following types of Use Districts (to be designated by the appropriate initials and numerals as appear after each type below):

Residential General	R G
Residential Multiple	R M
Residential Single	RS (A to E Inclusive)
Planned Cluster Development	PCD (Art. 1 S.T.M. 6/17/69)
Administrative & Professional	AP (Art. 8 S.T.M. 4/29/75)
Subsidized Housing	SH (Art. 83 A.T.M. 1973)
Downtown Mixed Use	D M
Commercial Two	CII
Industrial One	InI
Industrial Two	InII
Hospital	H (Art. 9 S.T.M. 1973)
Flood Plain	FP (Art. 73 A.T.M. 1971 & Art. 76 A.T.M. 1973)
Highway Mixed Use - I	HM-I (Art 1 S.T.M. 3/20/79)
Highway Mixed Use - II	HM-II (Art. 3 S.T.M. 3/20/79)
Highway Mixed Use - III	HM-III (Art 1 Fall Session A.T.M. 10/6/81)
Limited Commercial	LC (Art. 6 S.T.M. 3/20/79)
Highway Planned Use	HPU (Art. 1 S.T.M. #3 10/27/81)
Regional Center Overlay District	RC (Art. 7, S.T.M. #1, 2/3/93)
Highway Corridor Overlay District	HC (Art. 7, S.T.M. #1, 2/3/93)
Mall Center Overlay District	MC (Art. 1, S.T.M. #2, 12/3/02)
Housing Overlay Option Plan – I	HOOP – I (Art. 27, Spring A.T.M. 4/15/04)
Housing Overlay Option Plan – II	HOOP – II (Art. 27, Spring A.T.M. 4/15/04)
Regional Center Mixed-Use Overlay District	RCP (Art. 1, Fall STM #1, 10/18/05)

(See Section IV-B for Intensity Regulations)

(Art. 45 A.T.M 04/27/10 – deleted Drive in Theatres “D”)

II-B LOCATION OF DISTRICTS (Zones)

1. Said districts (Paragraph II-A above) are located and bounded as shown on a map entitled "Zoning Map of Natick, Massachusetts.", on file in the offices of the Town Clerk and Town Planning Board dated February 10, 1960. The Zoning Map, with all explanatory matter thereon, is hereby made a part of this bylaw and shall be re-issued annually by the Planning Board to incorporate such amendments as may be made by Town Meeting action and approved as required by the Attorney General of the Commonwealth of Massachusetts.

▲ (Amended, Art. 25, Fall A.T.M. 1996 - see below) (Amended, Art. 55, Spring A.T.M., 4/17/97 - see below) (Amended, Art. 16, STM #3, 12/15/98 – see below) (Amended, Art. 19, STM #3, 12/15/98 – see below) (Amended, Art. 28, Fall A.T.M., 10/8/98 – see below) (Amended, Art. 25, Fall A.T.M., 10/5/00 – see below); (Amended: Art. 3, STM #1, 12/19/06 and Art. 4, STM#1, 12/19/06 – see below)

2. Where a boundary is shown as following a street, railroad or utility, the boundary shall be the center line thereon unless otherwise indicated.

3. Where a boundary is shown outside of a street, railroad or utility and approximately parallel thereto, the boundary shall be deemed parallel to the center line thereof, and the figure placed on the zoning map between the boundary and such line shall be the distance in feet between them, as measured at a right angle from such line unless otherwise indicated.

4. Where a boundary is shown as following a water-course, the boundary shall coincide with the center line thereof as said line existed at the date of the zoning map.

5. Where the location of a boundary line is otherwise uncertain, the Building Inspector shall determine its position in accordance with the distance in feet from other lines as given or as measured from the scale.

6. Where a boundary is shown as following a contour line, this line shall be the contour line of the indicated elevation above mean sea level as shown on all applicable topographic maps of Natick by the Geological Survey, United States Department of the Interior, or any other Town accepted survey map, corrected to the U.S.G.S datum plane. (Art. 73 A.T.M. 1971 & Art. 76 A.T.M. 1973).

7. a. There shall be a Regional Center Overlay District (RC) within the following described area:

BEGINNING at a point in the Natick-Framingham town line at the Northwestern corner of Lot 82 on the Assessors Map 23 of the Town of Natick;

Thence continuing northeasterly along the Natick-Framingham town line until reaching the point where it intersects the southerly property line of the Massachusetts Turnpike Authority;

Thence turning and running easterly along the southerly property line of the Massachusetts Turnpike Authority until reaching the point where it intersects the westerly property line of property of the Commonwealth of Massachusetts;

Thence turning and running along the western property line of property of the Commonwealth of Massachusetts shown as Lots 27 and 26 on the Assessors Map 11 of the Town of Natick until intersecting with the northern right-of-way line of Commonwealth Road, also known as State Route 30;

Thence turning and running westerly along the northern right-of-way line of Commonwealth Road until reaching a point intersecting the easterly property line of the Conrail branch line (formerly known as the Saxonville branch of the Boston and Albany Railroad);

Thence turning and running along the eastern boundary line of the Conrail railroad branch line until intersecting the property line of land of the Commonwealth of Massachusetts on the westerly side of Lake Cochituate at a point on the northerly boundary line, extended, of Lot 10, as shown on Assessor's Map 17 of the Town of Natick;

Thence turning and running in several courses along the northerly and westerly property lines of land of the Commonwealth of Massachusetts, shown as Lot 10 on Natick Assessor's Maps 17 and 25, and the westerly property line, extended, of land of the Commonwealth of Massachusetts shown as Lot 253B on Natick Assessor's Map 25 until intersecting the centerline of Worcester Street (also known as State Route 9);

Thence turning and running westerly along the centerline of Worcester Street until reaching a point in the westerly bound of Speen Street southbound;

Thence turning and running southerly along the westerly bound of Speen St. until reaching a point which is the boundary line between the Commercial II (CII) and the Residential Single (RSA) zoning districts;

Thence turning and running westerly on the southerly boundary of the Commercial II district, from Speen Street until reaching a point in the easterly boundary of the Industrial I district;

Thence turning and running westerly from such point on a line parallel to the center line of Worcester St. until reaching a point in the center line of Strathmore Road;

Thence turning and running southerly and southwesterly along the centerline of Strathmore Road until reaching a point which intersects a line which is an easterly extension of the southerly bound of lot 89I and which is extended from lot 89I to Strathmore Road;

Thence turning and running along such line until reaching a point which is its intersection with the westerly bound of lot 89I;

Thence turning and running along the westerly bound of lot 89I until reaching a point which is its intersection with the southerly bound of lot 89H;

Thence turning and running along the southerly bounds of lots 89H and 89G and continuing westerly on a line which is an extension of the southerly

bound of lot 89G until reaching a point which is its intersection with the centerline of Dean Road;

Thence turning and running southerly along the centerline of Dean Road until reaching a point on the centerline of Mercer Road;

Thence turning and running westerly along the centerline of Mercer Road until reaching a point in the easterly property line of Lot 93 (also shown as the Boston Edison Transmission Line property) as shown on Natick Assessors Map 24;

Thence turning and running northerly along the easterly property line of Lot 93, which also becomes the westerly property line of Lot 90Z as shown on Natick Assessors Map 23, until reaching a point in the southerly boundary line of the Commercial II district;

Thence turning and running westerly along the southerly boundary line of the Commercial II district until reaching a point intersecting the southerly property line of Lot 1 as shown on Natick Assessors Map 23; (Art. 5, S.T.M. #2, Oct. 10, 2000)

Thence turning and running in several courses, as follows:

The southerly boundary line of Lot 1 as shown on Natick Assessors Map 23;

The easterly and southerly boundary line of Lot 69A as shown on Natick Assessors Map 23;

The easterly and southerly boundary lines of Lot 70 as shown on Natick Assessors Map 23, to the Point of BEGINNING.

b. There shall be a Highway Corridor Overlay District (HC) within the following described area:

The HC District shall include all parcels, or groups of contiguous parcels whether or not in common ownership, which are:

- zoned Commercial II, Highway Mixed Use (HM-I, HM-II or HM-III), or Highway Planned Use (HPU), or
- in other zoning districts but commercial or business uses are permitted or allowed, have been granted by variance, or were in existence prior to the enactment of the Natick Zoning By-Law. (Art. 51, Spring A.T.M., 4/17/97)

any portions of which are located:

- within 200 feet of the northerly or southerly boundary line of Worcester Street (Route 9) from the Wellesley Town Line to a line which is the westerly property line extended of land of the Commonwealth of Massachusetts shown as Lot 253B on Natick Assessors Map 25, and
- within 1300 feet of the easterly, or 200 feet of the easterly or westerly boundary line of North Main Street from the Northerly boundary line of Worcester Street until the center line of Rutledge Road extended, and

- within 200 feet of the easterly or westerly boundary line of North Main Street from the Southerly boundary line of Worcester Street until the center line of Bacon Street;

If, as of January 1, 1992, any portion of a parcel lies within the boundaries as so defined for the Highway Corridor Overlay District, such parcel shall be included within the Highway Corridor Overlay District.

(Art. 7, S.T.M. #1, 2/3/93) Golden Δ

c. There shall be a Mall Center Overlay District (MC) within the following described area:

BEGINNING at a point on the Natick-Framingham town line at the intersection with the center line of Worcester St.;

Thence continuing easterly on the centerline of Worcester St until reaching the point where it intersects with the centerline of Speen St. Southbound;

Thence turning and continuing northwesterly along the centerline of Speen St. Southbound until it reaches a point where it intersects the Natick-Framingham town line;

Thence turning and continuing southwesterly along the Natick-Framingham town line until reaching the Point of BEGINNING. (Art. 1, S.T.M. #2, 12/3/02)

d. There shall be a Regional Center Mixed-Use Overlay District (RCP) within the following described area: Town of Natick Assessors' Map 16, Lot 2. (Art. 1, Fall STM #1, 10/18/05)

8. a. There shall be a Housing Overlay Option Plan - I (HOOP-I) District within the following described areas:

Area a):

BEGINNING at a point located at the intersection of the centerlines of Washington Street and South Avenue and proceeding in an easterly direction along the centerline of South Avenue to its intersection with a line which is the extension of the easterly property line of Lot 317; thence turning and running northerly along said extension line and the easterly property line of Lot 317 until it intersects with the northerly property line of Lot 317; thence turning and running in a westerly direction along the northerly property lines of Lots 317, 318, 319, 320, 321A, 321B 322A, 322B, 323 and 324; and thence continuing along a line which is the extension of the northerly property line of Lot 324 until its intersection with the centerline of Washington Street; thence turning and running southerly along the centerline of Washington Street until the POINT OF BEGINNING

Area b):

BEGINNING at a point which is the intersection of the centerline of Washington Street and a line which is an extension of the southerly property line of Lot 395 as shown on Assessors' Map 44; thence continuing easterly along such extension line and the southerly property lines of Lots 395, 396 and 405 to a point which is the intersection of the southerly property line of Lot 405 and a line which is the extension of the easterly property line of Lot 399; thence continuing northerly along such extension line and the easterly property line of Lot 399 to its end; thence continuing northerly along a line which is an extension of the easterly property line of Lot 399 until its intersection with the centerline of North Avenue; thence turning and running westerly along the centerline of North Avenue until its intersection with the centerline of Florence Street; thence turning and running northerly along the centerline of Florence Street until its intersection with a line which is the extension of the northern property line of Lot 406; thence turning and running westerly along said extension line and the northerly property line of Lot 406 to its intersection with the western property line of Lot 406; thence turning and running southerly along the western property line of Lot 406 until its intersection with the northern property line of Lot 407; thence turning and running westerly along the northern property line of Lot 407 to its intersection with the northern property line of Lot 408; thence turning and running southerly along the western property line of Lot 407 and an extension line there from to its intersection with the centerline of North Avenue; thence turning and running westerly along the centerline of North Avenue until its intersection with the centerline of Washington Street; thence turning and running southerly along the centerline of Washington Street to the POINT OF BEGINNING. (Art 28, Spring A.T.M., 4/15/04)

8.b. There shall be a Housing Overlay Option Plan - II (HOOP-II) District within the following described areas:

Area a):

BEGINNING at a point located at the intersection of the centerlines of South Avenue and the centerline of Dewey Street; thence turning and running southeasterly along the centerline of Dewey Street to a line which is the extension of the southerly property line of Lot 312 as shown on the Assessor's Map 44; thence proceeding along the southerly, easterly and northerly property lines of said Lot 312; and thence continuing along a line extending from the northerly property line of said Lot 312 until it intersects with the centerline of Dewey Street; and thence turning and continuing along the centerline of Dewey Street until the POINT OF BEGINNING. (Art. 29, Spring A.T.M., 4/15/04)

Area b):

As shown on the Town of Natick 2004 Assessor's Map 44 Lots 269, 270, 271A and 271B. (Art. 25, Fall ATM, October 21, 2004)

Area c):

As shown on the Town of Natick 2004 Assessor's Map 35 Lots 39, 41, 41A, 40, 44, 99, 100, 101, 102, 103, 104, 43, 42 and Map 43 Lots 466, 467, 467A, 468, 469. (Art. 25, Fall ATM, October 21, 2004)

Area d):

As shown on the Town of Natick 2004 Assessor's Map 36 Lots 1A, 1B, Map 44 Lot 277, Map 37 Lots 90A, 90C and 91. (Art. 25, Fall ATM, October 21, 2004)

Art. 41 changing the zoning classification of those areas which are located in the "Northwest Quadrant" of the Zoning Map of the Town of Natick, Massachusetts, described as Lots 111A, 113A and 113B on Map 35 of the Town of Natick Index map, from Industrial 1 zoning to Residential General.

The perimeter of that area that is to be rezoned is described as follows:

Beginning at a point on the most northwesterly corner of the parcel herein described at Washington Street at Parcel 1, thence running:

Parcel 3

Beginning at a point on the most northwesterly corner of the parcel herein described at North Main Street at Parcel 1, thence running:

S 82 27 30 E	50.00 feet to a point, said course being by of North Main Street, thence turning and running;
S 07 10 55 W	126.51 feet to a point, thence turning and running;
S 82 49 05 E	197.65 feet to a point, said last two courses being by Parcel 2, thence turning and running;
S 00 22 37 W	80.33 feet to a point, thence turning and running;
S 79 44 43 E	49.60 feet to a point, said last two courses being by land now or formerly of Nicholas and Jean Mabardy Trustees, thence turning and running;
S 27 52 04 E	258.00 feet to a point, thence turning and running;
S 04 25 17 W	182.78 feet to a point, said last two courses being by land now or formerly of the Natick Mills Corporation, thence turning and running;
S 02 57 04 W	25.13 feet to a point, said course being by Bigelow Avenue, thence turning and running;

S 04 32 04 W 71.66 feet to a point, said last course being by land now or formerly of Fifty Eight North Main Street Realty Trust, thence turning and running;

N 84 37 23 W 99.57 feet to a point, thence turning and running;

N 59 35 18 W 57.73 feet to a point, thence turning and running;

N 01 01 52 E 14.60 feet to a point, thence turning and running;

N 55 37 43 W 59.02 feet to a point, thence turning and running;

N 48 29 53 W 194.38 feet to a point, thence turning and running;

N 30 29 53 W 508.11 feet to a point, said last six courses being by land now or formerly of C.S. X. Corporation, thence turning and running;

S 82 49 05 E 208.92 feet to a point, thence turning and running;

N 07 10 55 E 126.82 feet to the point of beginning, said last two courses being by Parcel 1.

(Art. 41 Spring A.T.M. 4/14/09)

(▲) **Art. 25** Amended “Southwest Quadrant” which are described hereinafter, and which are also located on Natick Assessors Map 40, including all or a portion of Lots 78, 79, 80, 87, 88, 89, 99, 100, 101, 102, 103, 104, and 105; said areas being presently zoned Commercial II, are to be zoned Limited Commercial (LC).

Art. 55 Amended by changing the zoning classification of the following lots, presently zoned as Industrial I (IN-I) in their entirety, to Residential General (RG):

Town of Natick Assessors’ Map 35: Lots 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308 and 309.

Town of Natick Assessors’ Map 43: Lots 419, 420, 421, 422, 423, 424, 425A, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 450, 456, 457, 458, 459, 460, 461 and 462A.

Art. 16 Rezone the land lying in the Residential General (RG) District and located within the following described parcel as shown on Natick Assessors' Maps 31 and 23, into the Residential single A (RSA) District"

BEGINNING at a point which is at the intersection of the northerly right-of-way line of Hartford Street and the westerly right-of-way line of Boden Lane, extended;

Thence turning and continuing northwesterly in a straight line, intercepting lots until reaching a point which is at the intersection of the northerly lot line of Lot 82 shown on Assessors' Map 31 and the Natick-Framingham Town Line;

Thence turning and running southwestly and southerly along the Natick-Framingham Town Line until reaching a point which is at the intersection of the northerly right-of-way line of Hartford Street with the Natick-Framingham Town Line; and

Thence turning and running along the northerly right-of-way line of Hartford Street until reaching the point of the BEGINNING.

Art. 19 Rezone the following land fronting on Washington Avenue and being a portion of Lot 451, Assessors' Map 43, from Industrial I (INI) District to the Residential General (RG) District, described as follows:

BEGINNING at the southwestly corner of Lot 451 at a stone bound and running N 01° 35' 10" E a distance of one hundred (100.00') feet to a point which is located in another stone bound,

Thence turning and running S 79° 48' 05" E for a distance of one hundred two (102.00') feet to a point,

Thence turning and running S 00° 57' 56" W for a distance of ninety and 60/100 (90.60') feet to a point, and

Thence turning and running N 85° 06' 54" W for a distance of one hundred two (102.00') feet to the point of BEGINNING,

Containing approximately 9,652 square feet of land or otherwise act thereon.

Art. 28 Rezone the following tract of land presently lying in the Industrial II and Highway Mixed Use I districts, into the RSA District:

"BEGINNING at a point which is at the intersection of the northerly right-of-way line of Worcester St. (also known as State Route 9) and the easterly property line of the Conrail Branch line (formerly known as the Saxonville branch of the Boston and Albany Railroad); then continuing northerly along the easterly property line of the Conrail Branch line until reaching its point of intersection

with the northerly right-of-way line of Commonwealth Road (also known as State Route 30); thence turning and running westerly along the northerly right-of-way line of Commonwealth Road until reaching its point of intersection with the westerly property line of the Conrail Branch line ; then turning and running southerly along the westerly property line of the Conrail Branch line until reaching its point of intersection with the northerly right-of-way line of Worcester St.; and then turning and running along the northerly right-of-way line of Worcester St. until reaching the point of the BEGINNING."

Art. 25. The perimeter of the areas to be zoned Limited Commercial (LC) are described as follows:

BEGINNING at the northeast corner at Evergreen Road and North Main Street and running westerly by the southern line of Evergreen Road to the western boundary line of Lot 16A on Assessors Map 12, thence turning and running

SOUTHERLY along the western boundary line of Lots 16A and 15 on Assessors Map 12 to its meeting point with the northern boundary line of Lot 8 on said map; thence turning and running

EASTERLY along the northern boundary line of Lot 8 of said map; thence turning and running

SOUTHERLY along the eastern boundary line of said Lot 8; thence running

SOUTHERLY along the western boundary lines of Lots 14, 13 and 12 of said map to the northern line of Lowell Road; thence turning running

EASTERLY along the northern line of Lowell road to the western line of North Main Street; thence turning and running

NORTHERLY along the western line of North Main Street to the point of beginning.

Art. 3 The perimeter of the area to be zoned **Smart Growth Overlay** (SGO) is described as follows:

Parcel 3 as shown on the attached Plan entitled, "Property Boundary Exhibit Natick, Massachusetts by Beals and Thomas, Inc., Southborough, Massachusetts, Scale 1" = 80', dated 08/17/2006, Drawing, No. 1978P003A, BTI Project No. 1978.00" ("Plan")

Beginning at a point on the most northwesterly corner of the parcel herein described at North Main Street at Parcel 1, thence running;

S 82 27 30 E	50.00 feet to a point, said course being by of North Main Street, thence turning and running;
S 07 10 55 W	126.51 feet to a point, thence turning and running;
S 82 49 05 E	197.65 feet to a point, said last two courses being by Parcel 2, thence turning and running;
S 00 22 37 W	80.33 feet to a point, thence turning and running;
S 79 44 43 E	49.60 feet to a point, said last two courses being by land now or formerly of Nicholas and Jean Mabardy Trustees, thence turning and running;
S 27 52 04 E	258.00 feet to a point, thence turning and running;
S 04 25 17 W	182.78 feet to a point, said last two courses being by land now or formerly of The Natick Mills Corporation, thence turning and running;
S 02 57 04 W	25.13 feet to a point, said course being by Bigelow Avenue, thence turning and running;
S 04 32 04 W	71.66 feet to a point, said last course being by land now or formerly of Fifty Eight North Main Street Realty Trust, thence turning and running;
N 84 37 23 W	99.57 feet to a point, thence turning and running;
N 59 35 18 W	57.73 feet to a point, thence turning and running;
N 01 01 52 E	14.60 feet to a point, thence turning and running;
N 55 37 43 W	59.02 feet to a point, thence turning and running;
N 48 29 53 W	194.38 feet to a point, thence turning and running;
N 30 29 53 W	508.11 feet to a point, said last six courses being by land now or formerly of C.S.X. Corporation, thence turning and running;
S 82 49 05 E	208.92 feet to a point, thence turning and running;
N 07 10 55 E	126.82 feet to the point of beginning, said last two courses being by Parcel 1.

(Art. 3, S.T.M #1 12/19/06)

Art. 4 The perimeter of the areas to be zoned **Administrative & Professional** (AP) are described as follows:

Parcel 1 as shown on the attached Plan entitled, "Property Boundary Exhibit Natick, Massachusetts by Beals and Thomas, Inc., Southborough, Massachusetts, Scale 1" = 80', dated 08/17/2006, Drawing, No. 1978P003A, BTI Project No. 1978.00" ("Plan")

Beginning at a point on the most northwesterly corner of the parcel herein described at Lake Street at land now or formerly of C.S.X. Corporation, thence running;

N 63 17 07 E	45.06 feet to a point, said course being by of Lake Street, thence turning and running;
S 63 39 30 E	34.91 feet to a point, thence turning and running;
S 76 44 30 E	95.00 feet to a point, thence turning and running;
S 83 34 30 E	137.80 feet to a point, said last three courses being by North Main Street, thence turning and running;
S 07 10 55 W	126.82 feet to a point, thence turning and running;
N 82 49 05 W	208.92 feet to a point, said last two courses being by Parcel 3, thence turning and running;
N 30 29 53 W	153.35 feet to the point of beginning, said course being by land now or formerly of C.S.X. Corporation.

Parcel 2

Beginning at a point on the most northeasterly corner of the parcel herein described at North Main Street at land now or formerly of Nicholas and Jean Mabardy Trustees thence running;

S 00 22 37 W	125.89 feet to a point, said course being by land now or formerly of Nicholas and Jean Mabardy Trustees, thence turning and running;
N 82 49 05 W	197.65 feet to a point, thence turning and running;
N 07 10 55 E	126.51 feet to a point, said last two courses being by Parcel 3 thence turning and running;
S 82 27 30 E	167.67 feet to a point of curvature, thence turning and running;

Easterly

By a curve to the right having a length of 15.08 feet and a radius of 316.97 feet to the point of beginning, said last two courses being by North Main Street.

(Art. 4, S.T.M #1 12/19/06)